

**SITE PLAN COMMITTEE
MARCH 9, 2004**

1. ROLL CALL

The meeting was called to order at 4:02 p.m. Committee members present were Chair James Aucamp, Jr., Vice-Chair Jeff Evans, Julie Aitken, Robert Breslau, and Sam Engel, Jr. Also present were Planning Supervisor Marcie Nolan, Planners Annie Feng and Chris Gratz and Secretary Janet Gale recording the meeting.

2. SITE PLANS

2.1 SP 7-11-03, Extra Care Animal Hospital, 950 South Flamingo Road (AG) (tabled from February 24, 2004)

As the applicant was not present, Ms. Aitken made a motion, seconded by Mr. Breslau, to defer to later in the meeting. In a voice vote, all voted in favor. **(Motion carried 5-0)**

2.2 SP 11-4-03, Tijunana Taxi Company, 4400 South University Drive (B-1)

John Duranko and Philip Silverthorne, representing the applicant, were present. Ms. Nolan summarized the planning report, provided background information and advised of the extensive cooperation displayed by the applicant to bring this project up to Code.

In a lengthy discussion, the applicant was advised of several changes which were recommended by the Committee. Since the recommendations would benefit the project, it was decided that the applicant be given more time to complete those changes.

Mr. Engel made a motion, seconded by Vice-Chair Evans, to table to March 23, 2004. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 5-0)**

2.3 SP 1-3-04, Jaffe 595, 10200 West State Road 84 (B-3, Commercial)

Ron Donafrio, Michael Charland and Ricardo Ravenna, representing the petitioner, were present. Ms. Feng read the planning report.

Mr. Engel noted that the calculations on the square footage for both signs were incorrect and the applicant acknowledged the error.

Mr. Donafrio provided photographs of the building with the signs done in several different fonts. There was a lengthy debate on the placement of the signs in order to satisfy the aesthetics of the building as well as attract attention from passing traffic on I-595. This was eventually resolved with the applicant addressing the Committee's concerns.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and that these adjustments be added: 1) that an ellipse element be used as a bridge between the two vertical towers at the front of the building on each side (so there would be two elements); 2) that the actual signage be moved down to where it would be just above the decorative circle elements on each raised vertical element; 3) that the font be Helvetica, all capitalized letters; and 4) that the sign color be black. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 5-0)**

2.1 Mustafa Saleh, the petitioner, was present. Mr. Gratz reminded the Committee of the recommendations that had been made on February 24th.

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Mr. Engel noted that all the new doors shown on the plans did not meet the Code for handicapped. Chair Aucamp suggested that the first order of business would be to see if the Committee's concerns had been addressed. The plans did depict what was new and what was existing and Mr. Saleh indicated that the paint colors would match the existing colors as well. The Committee was comfortable with the petitioner's progress; therefore, it proposed a motion that would address any new concerns.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and 1) that on the elevations, the doors which were shown on the front elevation should match, both being store-front doors; 2) that all the doors on the south elevation should be hollow metal doors and match the positions indicated on the floor plan; 3) that the north and east side elevations should have hollow metal doors, the same as on the south side; and 4) that the Building Division was in charge of checking whether this engineer could sign and seal the "good" plans. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 5-0)**

2.4 SP 2-2-04, Blackhawk Ranches, 11029 Black Hawk Boulevard - Lot 6 (A-1)

Randy Paigo, representing the petitioner, was present. Mr. Gratz summarized the planning report and clarified that the Committee would be reviewing the model for lot six as three other models had been approved.

Mr. Paigo explained that the intent of the development was leaning toward a totally custom building. In critiquing the plans, it was the consensus of the Committee that the entrance needed to be enhanced and inviting. A lengthy discussion ensued regarding the intent of the Rural Lifestyle Initiative although the development had been approved prior to its implementation. In the spirit of cooperation, Mr. Paigo agreed to add several amenities that would enhance the Rural Lifestyle Initiative.

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve based on the planning report and that the following adjustments be made: 1) that two benches be added outside the front entrance doors; 2) that the window style both on the east and west match the style of the mullions except for the fixed-glass panels; and 3) consider the height of the element over the master bath as it appeared to be too tall. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 5-0)**

3. OLD BUSINESS

There was a brief discussion regarding who was the "responsible party" for signing and sealing site plans.

4. NEW BUSINESS

There was no new business discussed.

5. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

6. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:08 p.m.

Date Approved: _____

Chair/Committee Member